



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

Meeting of February 23, 1987

Present: Chaput, Sherr, Raftery, Leask and Davis

Minutes and Mail

The minutes of February 9, 1987 were read and moved for acceptance which motion was duly seconded. Discussion ensued on the reason for general vis-a-vis zoning bylaws and the effect on grandfathering of existing conditions which may not be desired. Zoning tends to grandfather whereas general bylaw enactment does not. The motion unanimously passed.

Hayes Farm Common Drive

William McNary of Stamski & McNary presented the argument in favor of a common driveway to serve Lots 8, 9 and 10 on the Hayes Farm Subdivision. The original intent was to serve only two lots, but at the Board's suggestion some weeks ago, a third lot was added to improve the lot accesses and reduce the driveway cuts. Although the minutes of October 6, 1987 do not reflect the Board's suggestion, George Foote who was in attendance recalls making the change from two to three lots. Member Raftery indicated that he had recently purchased property from Carlin Realty which might be construed as a conflict. Since the property was not in this subdivision, there was no conflict perceived by the Board. Member Raftery made a motion to find the change from two to three significant. Duly seconded, the motion unanimously failed. Having deemed the change not significant, the motion was made by Mr. Sherr to approve the common driveway subject to receiving an acceptable common driveway covenant. Duly seconded, the motion passed (5 in favor, none opposed). Mr. McNary sought signatures upon the Hayes Farm Subdivision Plan, but the 50' R.O.W. to the Bisbee property had not yet been prepared. That easement will be prepared and submitted to Mr. Raftery who will hold his signature until the easement is presented, is acceptable and is recorded simultaneously with the Plan. Mr. McNary will file the subdivision covenant and provide the Board with book, page and document numbers as they become known.

Patch Meadow

A request was made for a release of Lots 2 and 3 from the subdivision covenants. The gravel layer of the road is in place and there is access to both Lots 2 and 3. A motion to release Lots 2 and 3 from the covenant once the covenant is recorded. Duly seconded, the motion passed by 5 in favor, none opposed. Mr. Ericson, representing the developer, will record the covenant.

Elizabeth Ridge

On behalf of the Fleming Corporation, Attorney Stephen Graham presented the fact that a portion of Lot 27 contains a common driveway, but it was not permitted under the special permit. The plans under the permit show Lot 27 having the

easement on it as well as on Lots 26 and 28. Upon the representation of Attorney Graham that Lot 27 would be barred from access and use to the common driveway, a motion was made to deem the change not significant. Duly seconded, the motion passed 5 in favor, none opposed. A motion was made to allow amendment of the special permit to include Lot 27 only for purposes of location of the common driveway easement and driveway, but upon the condition that Lot 27 shall not be allowed access or use of said common driveway. Duly seconded, the motion passed 5 in favor, none opposed.

ANR Plan - Duren

The presented plan was drawn by Stamski & McNary for David and Donna Duren. The plan was received on February 23 and put over to March 9, 1987 for decision. The status of the way has to be determined, i.e., does it meet G.L. Ch. 41 Sec. 81L.

Town Planner

The Selectmen have inquired as to the duties of the person in the position and suggested that the administrative aid (circuit rider) might be utilized in this regard. Unfortunately we lack sufficient information about the circuit rider to assess whether she or he could be used and what his or her availability might be. We should determine what we need before we can respond to the Selectmen. Discussion followed concerning job requirements, secretarial assistance, administrative help and planning talent. The colloquy led to the possibility that two people are required: (1) a secretarial type and (2) a planner. It was suggested that a budget be prepared reflecting a half-time position of planner. March 5 is the date by which materials should be submitted to the Finance Committee. Both the salary request and warrant article must be prepared. The job position will be titled "Administrative Planning Assistant" and the appropriation sought will be \$13,500 for salary and expenses (\$12,000 salary and \$1,500 in expenses).

General Elections

Mr. Clarke has indicated that he will not run for reelection. New members should be sought and suggestions are encouraged.

Board Elections

Nominations were made and duly seconded as follows: Paul Sherr for Chairperson, Tom Raftery for Clerk and Vivian Chaput as Vice-Chairperson and Jack Leask as Assistant Clerk. The slate was voted by unanimous vote.

Motion to adjourn was made at 10:45 P.M. Voted unanimously.

Respectfully submitted,

Thomas J. Raftery